

## CITY COMMISSION MINUTES

October 14, 2008

7:00 p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, October 14, 2008 with Mayor Mick Wunder presiding.

The following members of the Commission were present: Terry Heldstab, Mike Rhodes, Ken Talley, Jack Taylor and Mick Wunder. Staff present was: City Manager Rod Barnes, Assistant City Manager Mike Guinn, and City Attorney Catherine Logan.

### PLEDGE OF ALLEGIANCE

### CONSENT AGENDA

Commissioner Rhodes moved, seconded by Commissioner Talley to approve the amended Consent Agenda. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried 5 to 0. The Consent Agenda consisted of the following:

- a. Approval of the **September 30, 2008**, City Commission meeting minutes.
- b. The consideration of **Appropriation Ordinance** dated September 25, 2008, through October 8, 2008, in the amount of \$2,148,282.72.
- c. Monthly Reports
  1. Water Department
  2. Personnel
  3. Rolling Meadows Golf Course
  4. Fire/EMS
  5. Recreation Department
  6. Police Department
  7. Codes Department
- d. The consideration and approval of **Ordinance G-1042** amending text for subdivision regulations, Chapter 455, Section 455.370 (**Final Reading**).
- e. The consideration and approval of **Ordinance S-3027** authorizing and execution of a second amendment to the loan agreement between the City of Junction City and Kansas Department of Health and Environment for the Southwest Waste Water Treatment Plant (**Final Reading**).
- f. The consideration and approval of **Ordinance S-3028** authorizing and providing the issuance of General Obligation Bonds, Series DT (Capgemini & Ventria) (**Final Reading**).
- g. The consideration and approval of **Pay Request #15** by HNTB for the US-77 and K-18 Corridor Study, in the amount of \$5,946.56. (KDOT will pay 60% of this amount; Geary County 20% and the City 20%.)
- h. The consideration and approval of **R-2507** for the sale of property at 230 E. 12<sup>th</sup> Street to Charles Litter with the intent to build a Self-Help Housing home, in the amount of \$15,500.00.

- i. The consideration and approval of **Payroll #19 and Payroll #20** for the month of September, 2008. (Payroll #19, \$216,221.48; Payroll #20, \$233,788.19.)
- j. The consideration and approval of **Renewal of Site Lease Agreement** for 920 W. Spruce Street (Sprint Nextel), for term commencing on December 13, 2008 through December 12, 2011. **(REMOVED FROM THE AGENDA)**
- k. The consideration and approval **Pay Request #7** by HWS Consulting for services through July 26, 2008, for Junction City Pavement Patching Project, in the amount of \$12,333.50.
- l. The consideration and approval of **Pay Request #2** by Konza Construction for services through September 30, 2008, for Rucker Road – US 77 to Whitney, in the amount of \$398,284.88.
- m. The consideration and approval of **Pay Request #1 & #2** by Kaw Valley Engineering for services through August 24, 2008 (Pay request #1) and through September 22, 2008 (Pay request #2) for Spring Valley Road – McFarland Road to Wildcat Lane, in the total amount of \$21,537.00 (pay request #1 is \$7,003.00; pay request #2 is \$14,534.00.)
- n. The consideration and approval of **Pay Request #2** by Kaw Valley Engineering for construction management and observation services through September 22, 2008, for K18 & Karns Intersection Improvements, in the amount of \$11,693.00.

#### **NEW BUSINESS**

- a. The consideration and approval of **Notice of Award** to HWS Consulting Group for the construction management and construction observation of the Spring Valley Road – Fox Sparrow Court to Sutter Woods Road project, in an amount not to exceed \$85,563.36. **(REMOVED FROM THE AGENDA)**
- b. The consideration and approval of **R-2514** authorizing and directing the sale and delivery of General Obligation Bonds, Series DT (Capgemini & Ventria), in the principal amount of \$1,995,000.00. Commissioner Heldstab moved, seconded by Commissioner Rhodes to approve R-2514 authorizing and directing the sale and delivery of General Obligation Bonds, Series DT (Capgemini & Ventria) in the principal amount of \$1,995,000.00. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried 5 to 0.
- c. The consideration and approval of **Amended Development Agreement** with Fort Development for Olivia Farms. City Attorney Catherine Logan outlined the proposed amendment. Commissioner Rhodes moved, seconded by Commissioner Talley to approve the Amended Development Agreement with Fort Development for Olivia Farms. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried 4 to 1.
- d. The consideration and approval of **R-2515** to set a public hearing on November 18, 2008, to consider establishing a Rural Housing Incentive District (Olivia Farms) and adopting a plan for the Development of Housing and Public Facilities in the proposed District. City Attorney Catherine Logan outlined the process for establishing a Rural Housing Incentive District. Commissioner Rhodes moved, seconded by Commissioner Heldstab to approve R-2515 to set a public hearing on November 18, 2008 to consider establishing a Rural Housing Incentive District (Olivia Farms) and adopting a plan for the Development of Housing and

Public Facilities in the proposed District. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried 5 to 0.

## **PUBLIC HEARINGS**

- a. Mayor Wunder opened the **Public Hearing** for the issuance of Taxable Industrial Revenue Bonds, Series 2008 (Edenspace Project), in an aggregate principal amount not to exceed \$5,000,000.00. City Manager Rod Barnes outlined the proposed project. The project will be a new building for Edenspace Bioscience. The company will employ approximately 75 employees. They are a research firm. The use of the Industrial Revenue Bonds allows for property tax abatement and sales tax exemption on the project. There was no public comment. Mayor Wunder closed the public hearing.
  1. The consideration and approval of **Ordinance S-3029** authorizing the issuance of Taxable Industrial Revenue Bonds, Series 2008 (Edenspace Project), in an amount not to exceed \$5,000,000.00 (**First Reading**) (**REMOVED FROM THE AGENDA**)
- b. Mayor Wunder opened the **Public Hearing** to consider establishing a Rural Housing Incentive District (Sutter Woods and Sutter Highlands) and adopting a plan for the development of Housing and Public Facilities in the proposed District. There were presentations by City Attorney Catherine Logan, Attorney Trey Meyer, representing Big D Development, and Roger Edgar, representing George K Baum & Company. Citizens speaking about the rural housing incentive district included George Marcus, 1530 McFarland Road, Junction City, Kansas; Scott Johnson, 602 Stone Ridge Drive, Junction City, Kansas; David Alexander, 1204 McFarland, Junction City, Kansas; Chris Jasinski, 7218 Rockledge Dr., Milford, Kansas and Mark Sanders, 2726 Glendean Road, Junction City, Kansas; Jeff Burton, 2708 Meadowhill Dr., Milford, Kansas, Mark Edwards, local attorney representing Greg and Deb Hargreaves; and Brennan Fagan, Lawrence, Kansas. Mayor Wunder closed the public hearing.
  1. The consideration and approval of **Ordinance S-3030** establishing a Rural Housing Incentive District (Sutter Woods and Sutter Highlands) for the development of Housing and Public Facilities in the proposed District (**First Reading**). Commissioner Rhodes moved, seconded by Commissioner Heldstab to approve Ordinance S-3030 establishing a Rural Housing Incentive District (Sutter Woods and Sutter Highlands) for the development of Housing and Public Facilities in the proposed District (First Reading). Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried 4 to 1.

## **YOUTH COMMISSION COMMENTS**

## **GENERAL DISCUSSION**

*(The Commission requests that comments be limited to a maximum of five minutes for each person).*

There was no general discussion.

## **COMMISSIONER COMMENTS**

**Commissioner Taylor** had no comment.

**Commissioner Heldstab** stated he attempted to do what was best for the City.

**Commissioner Talley** had no comment.

**Commissioner Rhodes** stated that the RHID would help lower the City's debt limit and that the City had assisted a number of developers with special assessments.

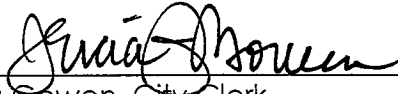
**Mayor Wunder** encouraged everyone to work together to make the community a better place.

#### **STAFF COMMENTS**

#### **ADJOURNMENT**

Commissioner Heldstab moved, seconded by Commissioner Taylor to adjourn at 9:42 p.m. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried 5 to 0.

APPROVED AND ACCEPTED THIS 21<sup>st</sup> DAY OF OCTOBER, 2008 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR OCTOBER 14, 2008.



Tricia Gowen, City Clerk



Mick Wunder, Mayor